

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 12 150 LARKFIELD ROAD,
BELFAST, BT4 1QF**

OFFERS AROUND £99,950



An excellent, easy to maintain, second floor apartment within a modern built complex of apartments at the foot of Larkfield Road, close to many amenities including Hollywood Road and the ever popular Belmont Road.

The accommodation offers generous master bedroom, open plan living with kitchen, dining and lounge area. The kitchen includes built-in oven and attractive tiling. Furthermore, modern bathroom with shower over bath, and attractive tiling. The property further benefits from gas fired central heating, including recently fitted new gas fired boiler, uPVC double glazed windows, and generous car parking.

Ideal for first time buyers working with any budget, this modern apartment offers both convenience and low outgoing costs, within walking distance of many local amenities in the area, not to mention Victoria Park, Belfast city airport, and the Glider bus route into Belfast city centre. A great opportunity for young professionals, view now to avoid disappointment.

Key Features

- Excellent Second Floor Apartment In A Popular Location
- Open Plan Living With Kitchen, Dining And Lounge Area
- Fitted Kitchen With Built-In Oven And Attractive Tiling
- Generous Bedroom And Bathroom With Shower Over Bath
- Newly Fitted Gas Boiler & Upw Double Glazed Windows
- Ample Car Parking For Both Residents And Visitors
- Ideal First Time Buyer Home Or Investment Opportunity
- Convenient Location Close To A Range Of Local Amenities



Accommodation Comprises

Hallway

Intercom to apartment. Storage cupboard.

Kitchen/Living/Dining

17'7 x 14'5

Range of high and low level units. Plumbed for washing machine. Integrated oven and hob. Space for fridge freezer. Gas boiler. Tiled floor and part tiled walls to kitchen area.

Bedroom 1

13'2" x 9'6"

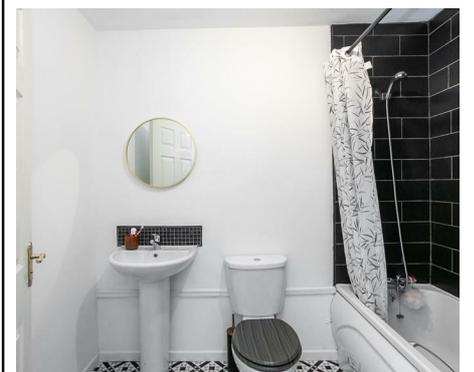
Large Walk-In Wardrobe

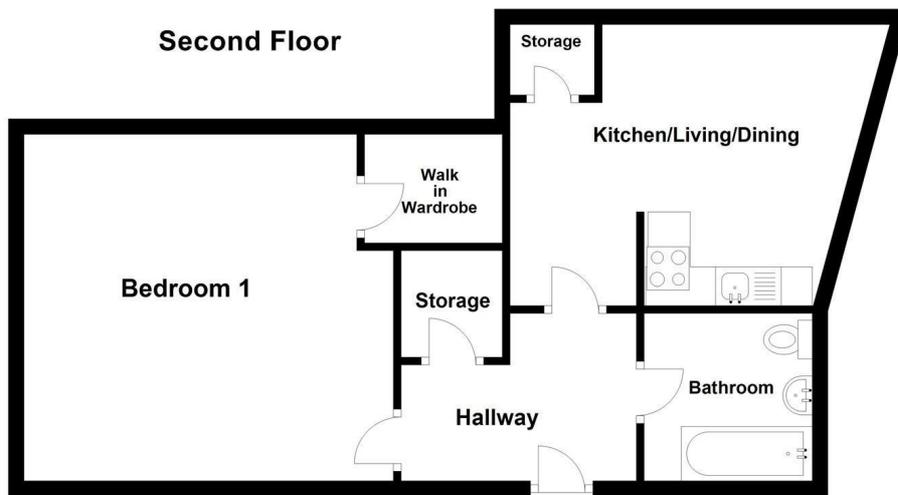
Bathroom

White suite comprising panelled bath with hand held shower, low flush WC and pedestal wash hand basin. Part panelled walls. Vinyl flooring.

Additional Information

£525 per annum management fee. Parking space.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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